Strategic Planning Branch **REPORT**

Know Your City

Suburban Residential Land in Edmonton: A Supply and Demand Analysis

Research Paper Number 36

October, 1990

THE CITY OF Edmonton PLANNING AND DEVELOPMENT

SUBURBAN RESIDENTIAL LAND IN EDMONTON: A SUPPLY AND DEMAND ANALYSIS

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SUBURBAN RESIDENTIAL LAND SUPPLY IN EDMONTON

KEY FINDINGS

The Suburban Residential Land Report provides an analysis of the supply of demand for suburban residential land in the City of Edmonton.

The key findings are as follows:

- Despite an ample supply of potential residential lots in Edmonton for approved and authorized phases of development, there is a limited supply of serviced and subdivided single family and semi-detached lots, comparable to the situation at the end of 1989.

	1989		1990	
Sector	Units	Estimated Supply (in years)	Units	Estimated Supply (in years)
Northeast	186	1.3	150	0.7
North	413	1.0	110	0.2
Southeast	670	1.5	1,160	1.7
Southwest	725	1.6	770	1.7
West	678	1.5	500	0.9
Total	2,672		2,690	

- The total supply in all housing categories of serviced, approved and authorized area structure plans at the end of 1989 was 125,900 potential dwelling units.

- This supply consisted of 65,900 potential single and semi-detached units, 26,900 ground related multiple units and 33,100 potential apartment units.

- The low supply of vacant serviced single family lots in the Edmonton housing market may be an issue in 1991. If the demand for single family homes increases significantly, the low inventory will hinder the ability of the market to respond quickly. The limited supply of serviced lots allows little flexibility in the market to meet any increased demand, potentially resulting in volatility and price increases.

- There is an excess supply of multi-family sites relative to forecast demand.

- Residential land servicing for single family lots is expected to reach 2,600 units in 1990, and single family housing starts are expected to reach 2,900 units (including 310 units in the inner city).

1. PURPOSE

This report identifies and evaluates the supply and demand of residential land for potential dwelling units in suburban Area Structure Plan (ASP) areas of Edmonton. This report serves as an update to the October 1988 Staging Report.

2. SUPPLY OF SUBURBAN LAND

Basic Approach

The methodology involves determining the supply of residential land, by dwelling type, in various stages of approval for ASP's in five city sectors and a forecast of demand (measured by housing starts) by dwelling type by year in each sector. The inventory, measured in years, is calculated by dividing the residential land supply by actual and forecasted housing demand (by dwelling type in each city sector).

Supply

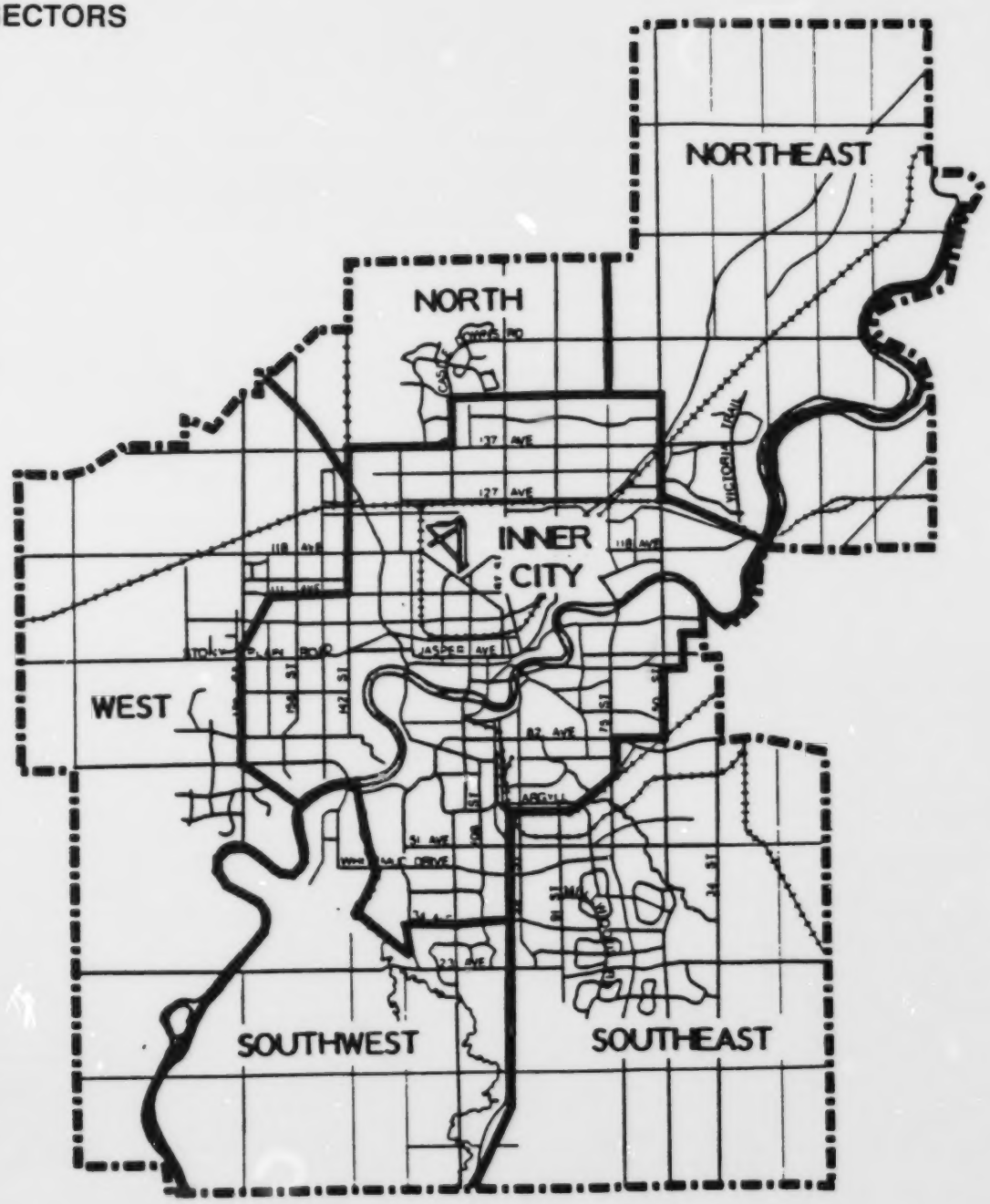
The total supply of residential land in the City's suburban areas includes three components: (i) vacant serviced lots; (ii) raw land in approved ASP's; and (iii) potential dwelling units (pdu) in Council authorized ASP's. The vacant serviced lots are lots in ASP's which have underground servicing completed and are found in registered subdivision plans.

The total raw land is calculated from approved ASP plans and adjusted yearly when additional land is brought into the development process by subdivision and servicing activity. The remainder of the raw land is multiplied by a factor of 17.5 potential dwelling units (pdu) per hectare to calculate the potential available development capacity for single family lots as identified by the Land Use Planning Branch of the Planning and Development Department.

The number of potential dwelling units in authorized ASP's considers those ASP's authorized by Council. If the ASP plan states the potential dwelling units, then the actual figures are used; if not, then the 17.5 pdu per hectare is applied. However, authorization does not imply that Council approval of the ASP is automatic. Therefore, lands in authorized ASP's are always shown separately.

MAP 1

CITY SECTORS



Total Land Supply

The suburban areas had a supply of 125,900 potential residential units at year end 1989, comprised of 65,900 single family pdu, 26,900 potential ground related multiples and 33,100 potential apartment units (Table 1).

As a percentage of the total residential land, the vacant, serviced and subdivided land accounted for 14% or 18,087 pdu. In this category, there were 11,023 apartment pdu, 4,392 ground related multiple pdu and 2,672 single and semi-detached pdu.

Land in approved ASP's accounted for 86,770 pdu or 69% of the total supply. In this category, single and semi-detached accounted for 50,000 pdu, ground related multiples 18,500 pdu and apartments 18,270 pdu.

Land in authorized ASP's accounted for 21,092 pdu or 17% of the total. This category was made up of 13,300 single and semi-detached pdu, 4,000 ground related multiple pdu and 3,800 apartment pdu.

Sector Land Supply

The inventory of residential land varies considerably across the city (Table 2). The Southeast and North sectors has the largest share of the total with approximately 35,700 and 31,800 pdu each, while the Northeast had the lowest share with 13,500 pdu. The West sector had 21,700 pdu and southwest sector has 23,000 pdu.

The Southeast sector had the largest share of apartment pdu with 10,200 pdu. The large number of apartment pdu in the Southeast resulted from the high number of vacant, serviced and subdivided apartment pdu in Mill Woods.

The largest share of ground related multiple pdu's were found in the North sector with 8,250 pdu, while the largest share of single and semi-detached pdu were in the Southeast with 19,200 pdu.

3. DEMAND FOR SUBURBAN LAND

The demand component is calculated by applying actual building starts for a specific year or a forecast of housing starts (Tables 3 and 4). The 1989 and 1990 absorption rates are based on the actual housing starts to date. The actual and estimated future servicing is also included and is based on an assessment by the Land Use Planning Branch of the Planning and Development Department (see below). These figures are consolidated in

the "Socio-Economic Forecasts, 1990-1995 City of Edmonton" report prepared by the City Forecast Committee. Table 3 shows the actual housing starts for 1988 and 1989 and forecast housing starts for 1990 that are used and broken down by housing type based on the city-wide percentages. The number of housing starts for each city sector are calculated the same way for 1990 (Table 4). The anticipated distribution of housing starts for 1990 is based on the supply of lots available of year end 1989 and activity throughout the first half of 1990.

The forecast of housing starts for 1990 has been increased from the figure presented in the Socio-Economic Forecast Report, 1990-1995, in light of the higher than expected activity in the first half of the year. Single family starts are expected to reach 2,900 units in 1990 instead of the 2,500 originally estimated.

Limitations to Servicing Forecast

Servicing levels are considered to be reasonable estimates based on servicing agreements from 1989 and early 1990 that are ready to proceed with servicing construction. Nevertheless, there are a number of servicing issues facing each sector:

West

- In the Lewis Farms and Grange ASPs, the unusual soil conditions will require different servicing standards. These standards are expected to be available in 1990, allowing servicing of Lewis Farms to proceed in 1990 and the Grange by 1991.

Northeast/North

- A sanitary sewer interceptor is scheduled for construction in 1990 which will allow further servicing in the Lake District and Pilot Sound to proceed. The residential lot servicing program will be consistent with the completion of the interceptor, allowing planning and lot servicing to be undertaken in 1990.

- Two major and expensive drainage projects are required: (i) a large sanitary trunk and pumping station for Palisades and north Castle Downs; and (ii) in Lake District a major sanitary pumping station, forcemain and outfall through Pilot Sound. The construction of these projects is expected to take place over the next five years.

MAP 2

CITY OF EDMONTON RESIDENTIAL AREA STRUCTURE PLAN AREAS

Southwest

- The number of lots permitted to be developed in the Twin Brooks ASP is limited to 1,250 lots, pending the construction of a new bridge on 111 Street across Blackmud Creek. This bridge is currently proposed for completion in 1993, allowing servicing to continue to Twin Brooks.

An issue which may affect all the suburban sectors is the Environmental Services Department Master Drainage Plan. A number of significant new drainage facilities, upgrades and expansions will be required to accommodate suburban growth. At this time, the priority and approaches for suburban servicing have not yet been confirmed. When these servicing matters have been resolved, their impact on the servicing forecasts will be assessed and the forecasts revised as necessary.

4. FORECAST YEAR END 1990 SUPPLY

When 1990 housing starts and servicing levels are applied to year end 1989 totals, the year end 1990 supply shows a drop from 1989 levels of approximately 2,600 lots for single family units, 150 lots for ground related multiples and 185 units for apartments (see Table 5 and Tables 7 to 11 for each sector).

Serviced Single Family Lot Supply

The supply of serviced, single family lots is identified and discussed separately because the availability of these lots is an important factor in the assessment of the need for additional residential Area Structure Plans.

The supply of vacant, serviced subdivided single family lots to year end 1989 varied considerably across the city sectors. Specifically, the Northeast had a 1.3 year supply (186 units), the Southeast had a 1.5 (670 units) year supply while the Southwest and the West sectors had a 1.6 year (765 units) and 1.5 year supply (678 units), and the North sector had a 1.0 year supply (413 units) (Table 6).

When the inventory for vacant, serviced subdivided land single family lots is forecasted to the end of 1990, the North sector falls to the lowest supply with 0.2 years (113 units) followed by the Northeast which falls to 0.7 years (152 units). Both the Southwest sector and Southeast are expected to increase slightly to a 1.7 year supply (769 units), while the West drops to a 0.9 year supply (503 units) (Table 5).

Serviced Land Supply by Sector

The total supply of land measured for all type of housing at the end of 1989, in years (Table 5) varies considerably across the city. The Northeast and Southwest sectors have the largest supply with a inventory of 17 years and 13.9 years respectively, while the West and Southwest are almost identical with 7.2 and 7.1 year inventories each. The North sector has the lowest inventory with a 5.0 year supply.

When the 1989 city-wide inventory is forecasted to the end of 1990, using forecasted 1990 starts and servicing (Tables 6 to 10 for each sector), the supply of subdivided and serviced land in the North sector decreases to 1.0 year, the Southwest sector drops to 4.5 years and the West drops to 5.0 years. The Southeast sector drops to 11.5 years and the Northeast drops to 10.6 years (Table 6).

5. CONCLUSIONS

Despite an ample supply of potential residential lots in Edmonton for approved and authorized phases of development, there is a limited supply of serviced and subdivided single family and semi-detached lots. The supply of lots in this category was low for all sectors at year end 1989. At year end 1990, the supplies of serviced single family lots are expected to decrease in the North and Northeast sectors. Only two sectors, the Southeast and Southwest, are anticipated to increase their lot supply in 1990 compared to 1989.

The low supplies of serviced single family lots in the Edmonton housing market may be an issue in 1991. If the demand for single family houses increases suddenly, the low inventory will hinder the ability of the market to respond quickly. The limited supply of serviced lots allows little flexibility in the market to meet any increased demand which may lead to volatility and price increases.

The servicing limitations associated with the low lot supplies in the north and northeast at year end 1990 are expected to be resolved in 1991 with the construction of a sanitary sewer intercepter. This should allow for further serivicing to the Lake District and Pilot Sound in 1991, allowing higher servicing levels in these ASP's.

At present absorption levels, the supply of serviced multiple family land appears adequate to meet present demand. However, there is a need for continued monitoring of multi-family supply as a few large projects can dramatically change the supply and redistricting to single family may also affect supply.

APPENDIX

TABLE 1
POTENTIAL DWELLING UNITS BY CATEGORY
(Measured to December 31, 1989)

	SS	GRM	APT	TOTAL
VACANT SERVICED SUBDIVIDED	2672	4392	11023	18087
RAW LAND IN APPROVED ASP'S	50002	18503	18266	86771
PDU IN AUTHORIZED ASP'S	13336	3980	3776	21092
TOTAL POTENTIAL UNITS	65877	26875	33065	125817

Sources: Strategic Planning Branch

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
APT - Apartment Units

Table 2

POTENTIAL DWELLING UNITS BY CITY SECTOR

(Measured to end of December 31,1989)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
NORTHEAST	186	1,706	1,073	2,465	6,419	2,308	2,297	11,024	0	0	0	0	6,605	3,514	3,370	13,489
NORTH	413	257	314	984	15,522	7,592	7,478	30,992	0	0	0	0	15,830	8,249	7,792	31,871
SOUTHEAST	670	1,202	6,197	8,069	12,896	3,662	3,434	20,192	5,677	1,253	547	7,477	19,243	6,317	10,178	35,738
SOUTHWEST	725	923	1,606	3,254	3,248	1,297	1,618	6,162	7,658	2,727	3,229	13,615	11,602	4,947	6,454	23,003
WEST	678	804	1,833	3,315	11,919	3,644	3,438	18,401	0	0	0	0	12,597	3,848	5,271	21,716
TOTAL 1990 UNITS	2,672	4,392	11,023	18,087	50,002	18,503	18,266	86,771	13,336	3,980	3,776	21,092	65,877	26,875	33,065	125,817

Sources: Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricting Activity is Included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted From the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
APT - Apartment Units

TABLE 3
CITY OF EDMONTON,
HOUSING STARTS, 1989-1990

Housing Type	Actual 1988	%	1989	%	Forecast 1990	%
SS	2,253	83	2,333	81	2,900	83
GRM	140	5	280	10	150	4
APT	309	11	283	10	450	13
TOTAL	2,702	100	2,896	100	3,500	100

Note: SS - Singles/Semis;
GRM - Ground Related Multiples;
APT - Apartments;

Sources: Actual Data - CMHC

Forecast Data - Strategic Planning Branch, Planning and Development Department. The forecast figures have been revised from the figures presented in the Socio-Econmoic Forecast Report, May, 1990 as a result of higher than anticipated starts throughout the first half of 1990.

TABLE 4
1990 HOUSING START FORECAST BY AREA STRUCTURE PLAN AREA

	S/S	Row	Apt	Total	%
Clareview	120	-	-	120	3
Lake District	250	-	-	250	7
Castle Downs	30	10	75	115	3
Castle Downs Ex	110	-	-	110	3
West J.P.	550	20	50	620	18
Riverbend	490	-	-	490	14
Kaskitayo	20	10	60	90	3
Mill Woods	510	80	-	590	17
Meadows	150	-	-	150	4
Palisades	110	-	-	110	3
Pilot Sound	110	-	-	110	3
Twin Brooks	140	-	-	140	4
Inner City	310	30	265	605	17
total	2900	150	450	3500	100

Source: Strategic Planning Branch,
Planning and Development Department
July, 1990

Note: These figures have been revised from the figures presented in the Socio Economic Forecast Report, May 1990 due to higher than anticipated housing starts throughout the first half of 1990.

S/S - Singles/Semis
GRM - Ground Related Multiples
APT - Apartments

Table 5
POTENTIAL DWELLING UNITS BY CITY SECTOR
(forecasted to end of December 31,1990)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				POU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
NORTHEAST	152	1,206	1,073	2,431	6,223	2,308	2,297	10,828	0	0	0	0	6,375	3,514	3,370	13,259
NORTH	112	247	230	598	15,323	7,892	7,478	30,703	0	0	0	0	15,330	8,259	7,867	31,456
SOUTHEAST	1,158	1,122	6,197	8,477	11,748	3,862	3,434	19,044	5,677	1,253	547	7,477	18,583	6,397	10,178	35,158
SOUTHWEST	769	913	1,546	3,228	2,552	1,297	1,619	5,468	7,659	2,727	3,229	13,615	10,952	4,957	6,514	22,423
WEST	503	784	1,783	3,070	11,544	3,044	3,438	18,026	0	0	0	0	12,047	3,868	5,321	21,236
TOTAL 1989 UNITS	2,694	4,272	10,838	17,804	47,390	18,503	18,266	84,159	13,336	3,980	3,776	21,092	63,287	26,995	33,250	123,532

Sources: Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricing Activity is Included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted from the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
APT - Apartment Units

Table 6
Inventory of Subdivided and Serviced Lots Using Actual 1989 and Forecasted 1990 Absorption Rates (in years)

Housing Type	(year) 1989	1990
Northeast		
SS	1.3	0.7
GRM	20+	20+
APT	20+	20+
TOTAL	17.0	10.6
North		
SS	1.0	0.2
GRM	20+	20+
APT	20+	3.2
TOTAL	5.0	1.0
Southeast		
SS	1.5	1.7
GRM	13.8	14.0
APT	20+	20+
TOTAL	13.9	11.5
Southwest		
SS	1.6	1.7
GRM	20+	20+
APT	20+	20+
TOTAL	7.1	4.5
West		
SS	1.5	0.9
GRM	20+	20+
APT	20+	20+
TOTAL	7.2	5.0

Note: SS - Singles/Semis;
GRM - Ground Related Multiples;
APT - Apartments;

Sources: Actual Data - CMHC
Forecast Data - Strategic Planning Branch,
Planning and Development Department

Table 7
POTENTIAL DWELLING UNITS NORTHEAST SECTOR
(Forecasted For December 31,1990)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
NORTHEAST	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
Clareview, Hermitage, Steele Heights	153	1,206	1,073	2,432	663	377	377	1,417	0	0	0	0	816	1,583	1,450	3,849
Pilot Sound	33	0	0	0	5,756	1,931	1,920	9,607	0	0	0	0	5,789	1,931	1,920	9,640
1989 TOTAL*	186	1,206	1,073	2,465	6,419	2,308	2,297	11,024	0	0	0	0	6,605	3,514	3,370	13,489
MINUS Starts to end 1990**	(230)	0	0	(230)	Minus Servicing and 1990 (196)	0	0	(196)					Net Reduction in Lot Supply (426)	0	0	(426)
PLUS Servicing end 1990**	196	0	0	196									Net Addition in Lot Supply 196	0	0	196
1990 TOTAL	152	1,206	1,073	2,431	6,223	2,308	2,297	10,828	0	0	0	0	6,375	3,514	3,370	13,259

Sources: Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricing Activity is included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted from the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
APT - Apartment Units

Table 8
POTENTIAL DWELLING UNITS NORTH SECTOR
(Forecasted for December 31,1990)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
NORTH	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
Lake District	236	84	0	320	6,900	2,669	3,405	12,994	0	0	0	0	7,136	2,773	3,405	13,314
Castle Downs	72	173	314	559	0	0	0	0	0	0	0	0	72	173	314	559
Castle Downs Ex	44	0	0	0	3,221	2,788	1,710	7,719	0	0	0	0	3,221	2,788	1,710	7,719
Palisades	61	0	0	0	5,401	2,515	2,363	10,279	0	0	0	0	5,401	2,515	2,363	10,279
1989 TOTAL*	413	257	314	879	15,522	7,992	7,478	30,992	0	0	0	0	15,830	8,249	7,792	31,871
MINUS Starts to end 1990**	(500)	(10)	(75)	(585)	Minus Servicing end 1990 (100)	0	0	(100)					Net Reduction in Lot Supply (600)	(10)	(75)	(784)
PLUS Servicing end 1990**	100	0	0	100									Net Addition in Lot Supply 100	0	0	100
1990 TOTAL	112	247	239	493	15,323	7,992	7,478	30,793	0	0	0	0	15,330	8,250	7,867	31,456

Sources: Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricing Activity is Included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted from the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
API - Apartment Units

Table 9
POTENTIAL DWELLING UNITS SOUTHEAST SECTOR
(Forecasted for December 31,1990)

CITY SECTOR SOUTHEAST	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
Millwoods	480	1,202	6,197	7,879	3,235	550	122	3,907	0	0	0	0	3,715	1,752	6,319	11,786
The Meadows	190	0	0	190	9,661	3,312	3,312	16,285	0	0	0	0	9,851	3,312	3,312	16,475
Ellerslie West	0	0	0	0	0	0	0	0	5,677	1,253	547	7,477	5,677	1,253	547	7,477
1989 TOTAL*	670	1,202	6,197	8,069	12,896	3,862	3,434	20,192	5,677	1,253	547	7,477	19,243	6,317	10,178	35,738
MINUS Starts to end 1990**	(660)	(80)	0	(740)	Minus Servicing end 1990 (1,148)	0	0	(1,148)					Net Reduction in Lot Supply (1,808)	(80)	0	(1,888)
PLUS Servicing end 1990**	1,148	0	0	1,148									Net Addition in Lot Supply 1,148	0	0	1,148
1990 TOTAL	1,158	1,122	6,197	8,477	11,748	3,862	3,434	18,044	5,677	1,253	547	7,477	18,583	6,397	10,178	35,158

Sources. Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricting Activity is Included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted From the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM - Ground Related Multiples
APT - Apartment Units

Table 10
POTENTIAL DWELLING UNITS SOUTHWEST SECTOR
(Forecasted for December 31,1990)

CITY SECTOR SOUTHWEST	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
Riverbend	578	456	0	1,032	1,933	783	1,115	3,841	0	0	0	0	2,509	1,249	1,115	4,873
Keskitayo	121	467	1,606	2,194	0	0	0	0	0	0	0	0	121	467	1,606	2,194
Twin Brooks	28	0	0	28	1,313	504	504	2,321	0	0	0	0	1,313	504	504	2,321
Terwillegar	0	0	0	0	0	0	0	0	6,879	2,467	2,969	12,315	6,879	2,467	2,969	12,315
Blackmud	0	0	0	0	0	0	0	0	780	260	260	1,300	780	260	260	1,300
1989 TOTAL*	725	923	1,606	3,254	3,246	1,287	1,619	6,162	7,659	2,727	3,229	13,615	11,602	4,947	6,454	23,003
MINUS Starts to end 1990**	-650	-10	-80	(720)	Minus Servicing and 1990 (694)	0	0	(694)					Net Reduction in Lot Supply (1,344)	(10)	(80)	(1,414)
PLUS Servicing end 1990**	694	0	0	694									Net Addition in Lot Supply 694	0	0	694
1990 TOTAL	769	913	1,546	3,228	2,552	1,287	1,619	5,468	7,659	2,727	3,229	13,615	10,952	4,957	6,514	22,423

Sources: Strategic Planning Branch
Status of Residential Land Report,1989
Socio-Economic Forecast Report 1990-1995
*All 1989 Servicing and Redistricing Activity is Included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted from the Raw Land Inventory

SS - Single and Semi-Detached Units
GRM Ground Related Multiples
APT Apartment Units

Table 11
POTENTIAL DWELLING UNITS WEST SECTOR
(Forecasted for December 31,1990)

CITY SECTOR WEST	VACANT SERVICED SUBDIVIDED				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL
WJP	678	804	1,833	3,316	1,188	590	590	2,368	0	0	0	0	1,864	1,394	2,423	5,681
Lewis Farms	0	0	0	0	5,815	1,954	2,258	9,827	0	0	0	0	5,815	1,954	2,258	9,827
Grange	0	0	0	0	5,118	500	590	6,208	0	0	0	0	5,118	500	590	6,208
1988 TOTAL*	678	804	1,833	3,316	11,918	3,044	3,438	18,401	0	0	0	0	12,597	3,848	5,271	21,716
MINUS Starts to end 1990**	(550)	(20)	(50)	(620)	Minus Servicing end 1990 (375)	0	0	(375)					Net Reduction in Lot Supply (925)	(20)	(50)	(995)
PLUS Servicing end 1990**	375	0	0	375									Net Addition in Lot Supply 375	0	0	375
1990 TOTAL	503	784	1,783	3,070	11,544	3,044	3,438	18,026	0	0	0	0	12,047	3,828	5,221	21,096

Sources: Strategic Planning Branch
Status of Residential Land Report,1988
Socio-Economic Forecast Report 1990-1995
*All 1988 Servicing and Redistricing Activity is included
**1990 Building Starts and Servicing are Forecast Estimates
**1990 Servicing is Deducted from the Raw Land Inventory

SS - Single and Semi-Detached Units
GRH - Ground Related Multiples
APT - Apartment Units